

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

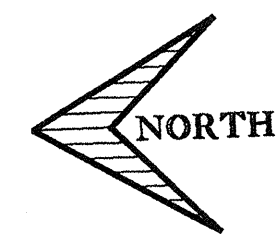
NOTE: "WASTEWATER ECU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

#### LEGEND:

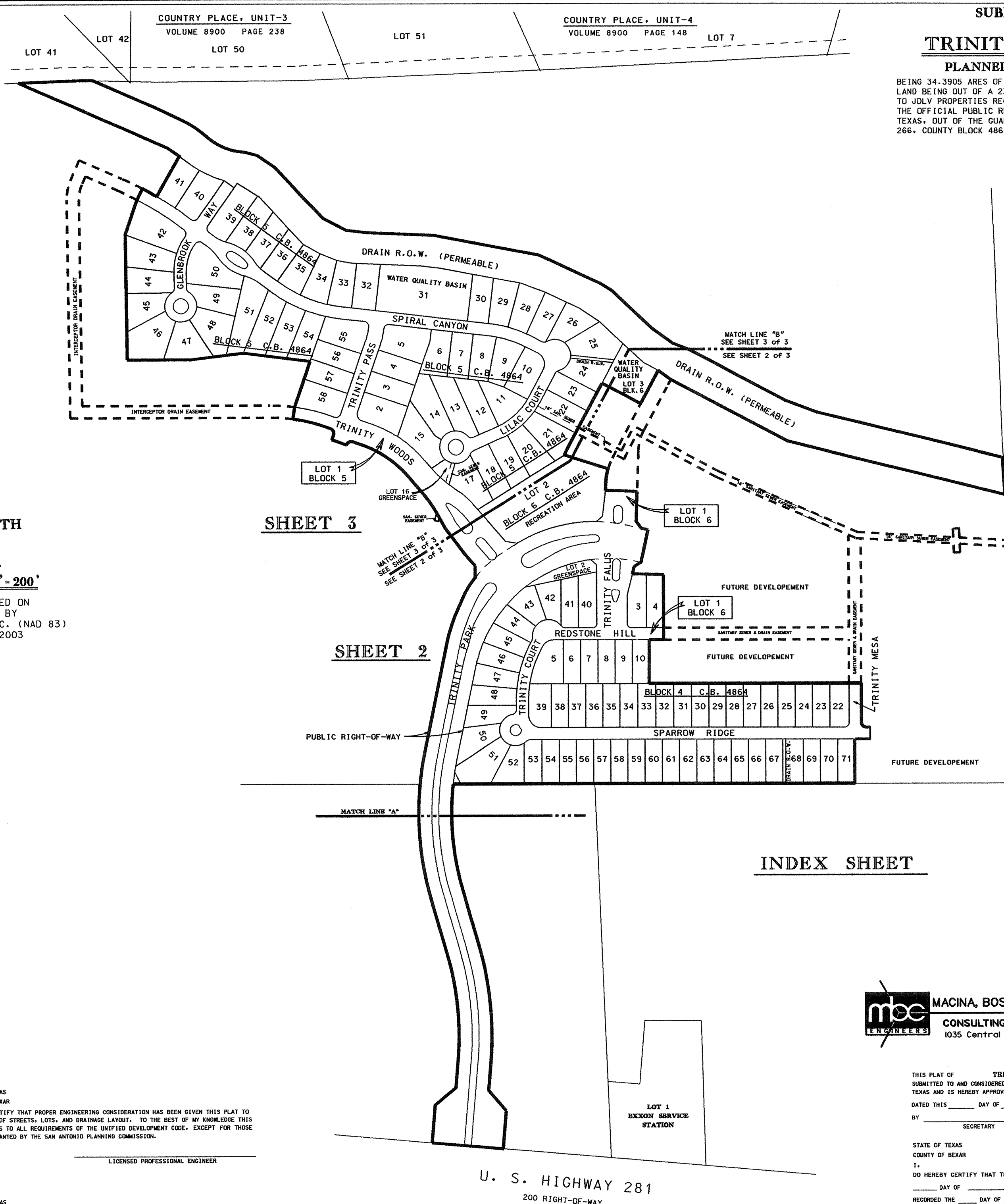
EXIST. --- EXISTING  
ELEC. --- ELECTRIC  
TEL. --- TELEPHONE  
CATV --- CABLE TELEVISION  
SAN. SWR. --- SANITARY SEWER  
ESM "T" --- EASEMENT  
R.O.W. --- RIGHT-OF-WAY  
BLDG. --- BUILDING  
N.C.B. --- NEW CITY BLOCK  
A --- 5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT  
B --- 12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT  
C --- xxx  
D --- 2' FENCE/WALL & VEHICULAR NON-ACCESS EASEMENT  
E  
F

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N01°55'08"E 1050.16'



SCALE: 1" = 200'

BEARINGS BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) JANUARY 24, 2003



## SUBDIVISION PLAT OF TRINITY OAKS, UNIT-1 PLANNED UNIT DEVELOPMENT

BEING 34.3905 ACRES OF LAND OUT OF A 145.7320 ACRE TRACT OF LAND BEING OUT OF A 237.773 ACRE TRACT DESCRIBED IN CONVEYANCE TO JDLV PROPERTIES RECORDED IN VOLUME 8321 PAGE 1770-1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

#### DEVELOPER / OWNER:

TRINITY OAKS, INC.  
15114 JONES MALTSBERGER  
SAN ANTONIO, TEXAS 78247  
TEL. No. (210) 499-4639

#### INDEX SHEET



**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
1-8570 TEL. No. (210) 545-1122

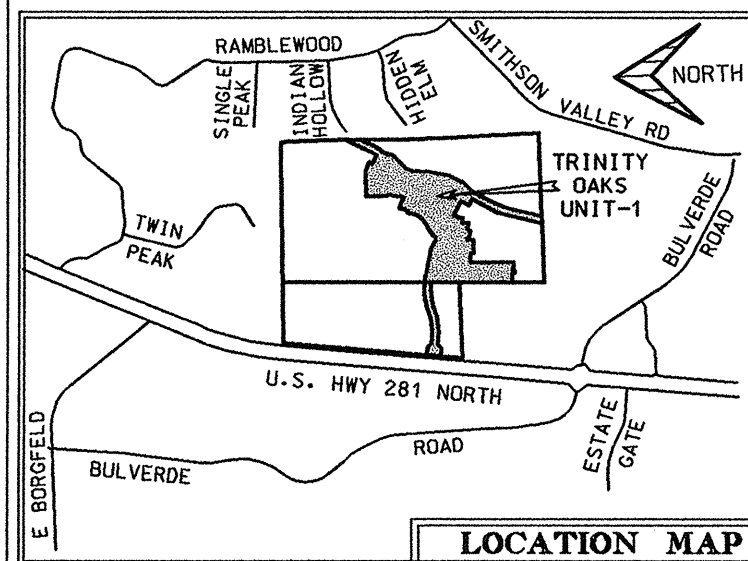
THIS PLAT OF TRINITY OAKS, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_  
BY \_\_\_\_\_ SECRETARY BY \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

**PRELIMINARY**  
DATE: 6-5-03

N.G.S. STATION IS "MILLER PID AY0121",  
BEARING AND DISTANCE BETWEEN HORIZONTAL  
CONTROL POINTS IS N01°55'08"E 1050.16'



# LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM.T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
A	5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
B	12' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
C	6' SIDEWALK, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT
D	2' FENCE/WALL & VEHICULAR NON-ACCESS EASEMENT
E	1' VEHICULAR NON-ACCESS EASEMENT
F	12' SANITARY SEWER EASEMENT

NO.	BEARING	DIST.
T51	S88°36'18"E	30.41'
T52	N50°52'17"E	40.50'
T53	N54°33'24"E	71.06'
T54	N62°40'15"E	38.11'
T55	N71°39'36"W	10.00'
T56	N18°20'24"E	12.00'
T57	S71°39'36"E	21.72'
T58	N62°40'15"E	2.05'
T59	N50°52'17"E	67.33'
T60	N20°43'01"E	27.32'
T61	N69°16'59"W	14.00'
T62	N20°43'01"E	40.00'
T63	S69°16'59"E	34.00'
T64	N81°23'45"W	33.04'
T65	N21°18'31"E	44.29'
T66	N29°53'44"E	69.72'
T67	N34°54'29"E	20.00'
T68	N32°34'35"W	42.20'
T69	N71°39'37"W	58.05'
T70	N88°49'01"W	42.82'
T71	N37°34'14"E	15.48'
T72	N37°34'14"E	18.25'
T73	N52°25'46"W	208.08'
T74	N37°34'14"E	53.73'
T75	N88°36'18"E	392.71'
T76	N29°53'44"E	27.77'
T77	N60°06'16"W	84.76'
T78	N22°06'16"W	80.34'
T79	N69°16'59"W	202.90'

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

DEVELOPER / OWNER:  
TRINITY OAKS, INC.  
15114 JONES MALTSBERGER  
SAN ANTONIO, TEXAS 78247  
TEL. NO. (210) 499-4639

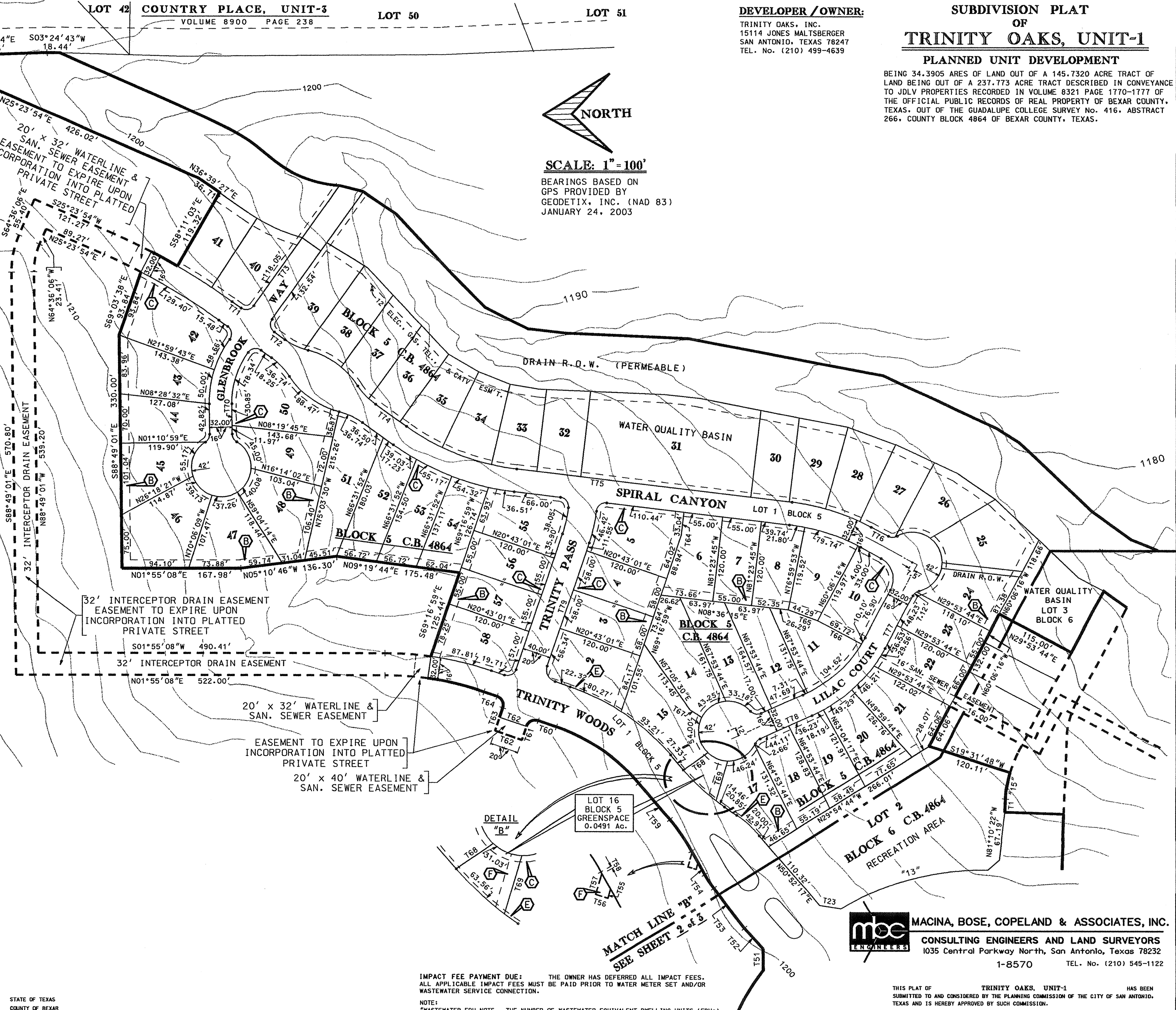
## SUBDIVISION PLAT OF TRINITY OAKS, UNIT-1 PLANNED UNIT DEVELOPMENT

BEING 34.3905 ACRES OF LAND OUT OF A 145.7320 ACRE TRACT OF  
LAND BEING OUT OF A 237.773 ACRE TRACT DESCRIBED IN CONVEYANCE  
TO JDLV PROPERTIES RECORDED IN VOLUME 8321 PAGE 1770-1777 OF  
THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY,  
TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT  
266, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

NORTH

SCALE: 1" = 100'

BEARINGS BASED ON  
GPS PROVIDED BY  
GEODETIX, INC. (NAD 83)  
JANUARY 24, 2003



MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
1-8570 TEL. NO. (210) 545-1122

THIS PLAT OF TRINITY OAKS, UNIT-1 HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_  
BY: \_\_\_\_\_ SECRETARY BY: \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
\_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M. AND DULY  
RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ AT \_\_\_\_ M.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE.  
THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

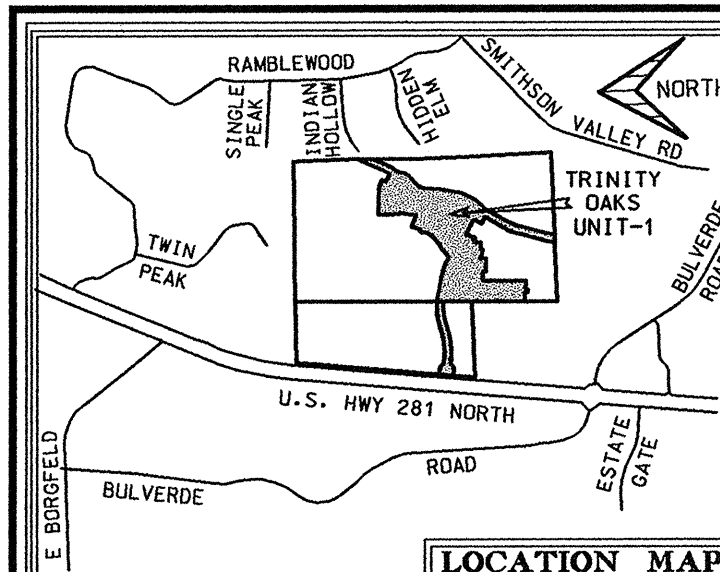
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

PRELIMINARY

DATE: 6.5.03





## LEGEND:

- EXIST. ELEC. TEL. CATV SAN. SWR. ESM\* R.O.W. BLDG. N.C.B.
- EXISTING ELECTRIC TELEPHONE CABLE TELEVISION SANITARY SEWER EASEMENT RIGHT-OF-WAY BUILDING NEW CITY BLOCK 5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT 12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT 6' SIDEWALK, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT 2' FENCE/WALL & VEHICULAR NON-ACCESS EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT CLEAR VISION LINE (INTERSECTION SIGHT DISTANCE) (SEE NOTE 49)

N.G.S. STATION IS "MILLER PID AY0121", BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N01°55'08"E 1050.16'

MATCH LINE "B"  
SEE SHEET 3 of 3

DEVELOPER / OWNER:  
TRINITY OAKS, INC.  
15114 JONES MALTSBERGER  
SAN ANTONIO, TEXAS 78247  
TEL. No. (210) 499-4639

SUBDIVISION PLAT  
OF  
TRINITY OAKS, UNIT-1  
PLANNED UNIT DEVELOPMENT

BEING 34.3905 ACRES OF LAND OUT OF A 145.7320 ACRE TRACT OF LAND BEING OUT OF A 237.773 ACRE TRACT DESCRIBED IN CONVEYANCE TO JULY PROPERTIES RECORDED IN VOLUME 8321 PAGE 1770-1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY No. 416, ABSTRACT 266, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

## BEARING &amp; DISTANCE TABLE

NO.	BEARING	DIST.
T1	N86°04'52"W	18.31'
T2	S03°55'08"E	83.00'
T3	N86°04'52"W	77.51'
T4	S53°58'06"W	23.00'
T5	S14°01'05"W	16.95'
T6	N38°23'16"W	21.68'
T7	N14°01'05"E	10.17'
T8	N43°42'32"E	19.99'
T9	N29°49'51"W	21.64'
T10	N74°07'54"W	19.96'
T11	S03°23'13"W	81.46'
T12	N88°04'52"W	73.00'
T13	N74°07'54"W	58.15'
T14	N88°04'52"W	153.78'
T15	N88°04'52"W	19.78'
T16	N10°06'58"W	190.47'
T17	N01°55'08"E	250.23'
T18	N88°04'52"W	40.00'
T19	N63°25'42"E	33.85'
T20	N88°04'52"W	32.00'
T21	S30°29'15"E	34.03'
T22		
T23	N10°19'42"E	30.37'
T24	N14°01'05"E	43.32'
T25	S88°36'18"E	30.44'
T26	N50°52'17"E	40.50'
T27	N54°33'24"E	71.06'
T28	N60°06'16"W	11.66'
T29	N29°53'44"E	115.00'
T30	N60°06'16"W	132.00'
T31	N29°53'44"E	28.00'
T32	N60°06'16"W	71.07'
T33	N29°53'44"E	13.26'
T34	N60°06'16"W	151.33'
T35	N86°04'52"W	103.73'

NORTH

SCALE: 1" = 100'

BEARINGS BASED ON  
GPS PROVIDED BY  
GEODETIX, INC. (NAD 83)  
JANUARY 24, 2003

## CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
1	757.00'	20°56'20"	139.89'	276.65'
2	843.00'	20°56'20"	155.78'	308.08'
3	707.00'	22°18'23"	139.39'	275.25'
4	707.00'	05°21'15"	33.06'	66.07'
5	793.00'	21°38'09"	151.53'	299.45'
6	793.00'	06°01'29"	41.73'	83.38'
7	793.00'	27°39'38"	195.22'	382.83'
8	357.00'	70°51'34"	253.99'	441.51'
9	357.00'	19°43'23"	62.06'	122.99'
10	393.00'	11°56'23"	41.10'	81.90'
11	284.00'	14°31'32"	36.19'	72.00'
12	284.00'	19°36'41"	49.08'	97.21'
13	393.00'	31°35'48"	111.20'	206.73'
14	393.00'	44°30'20"	160.80'	305.27'
15	152.00'	14°17'29"	19.06'	37.91'
16	284.00'	29°36'19"	75.05'	146.75'
17	316.00'	28°33'54"	83.39'	163.06'
18				
19	202.00'	11°41'07"	15.55'	31.00'
20	152.00'	17°48'09"	19.46'	38.61'
21	124.27'	25°58'37"	28.66'	56.34'
22				

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT conforms to the MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: SAMUEL B. REDDISE

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC

BEXAR COUNTY, TEXAS

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NOTARY PUBLIC

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BEXAR COUNTY, TEXAS

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NOTARY PUBLIC

BEXAR COUNTY, TEXAS

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NOTARY PUBLIC

BEXAR COUNTY, TEXAS

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NOTARY PUBLIC

BEXAR COUNTY, TEXAS

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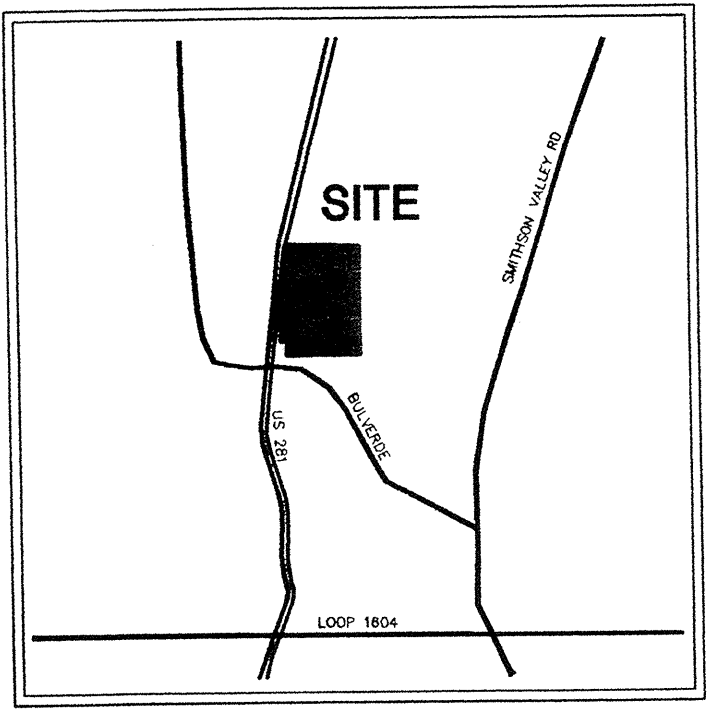
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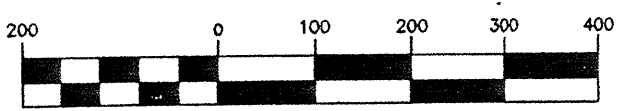
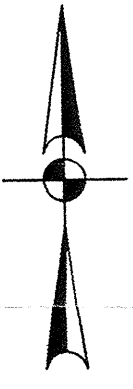
NOTARY PUBLIC

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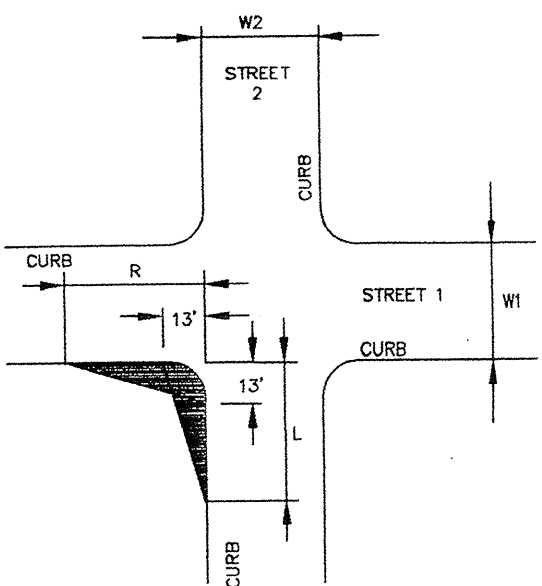




LOCATION MAP  
N.T.S.



( IN FEET )  
1 inch = 200 ft.



**BEXAR COUNTY CLEAR VISION STATEMENT:**

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE III S&C FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K_0)$$

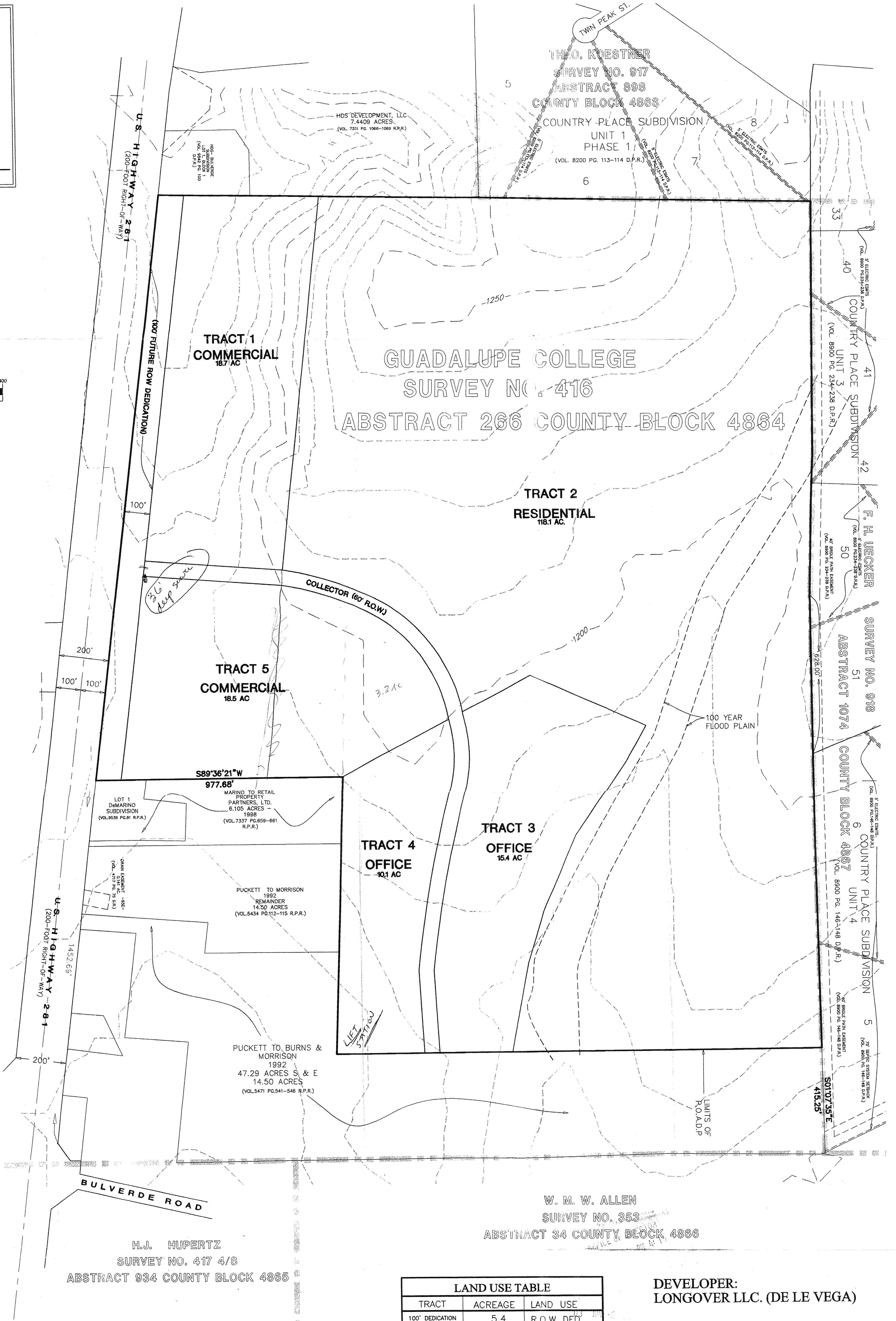
$$L = \frac{13(300)}{13 + W1/2 + K_0}$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} = 114'$$



LAND USE TABLE		
TRACT	ACREAGE	LAND USE
100' DEDICATION	5.4	R.O.W DED.
TRACTS 1&5	37.2	COMMERCIAL
TRACTS 3&4	25.5	OFFICE
TRACT 2	118.1	SINGLE FAMILY
60' R.O.W.	3.9	STREET
TOTAL	190.1	ACRES

DEVELOPER:  
LONGOVER LLC. (DE LE VEGA)

AGENT: LLOYD A. DENTON, JR.  
11 LYNN BATTS LN., SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: (210) 828-6131  
FAX: (210) 828-6137

HAS BEEN ACCEPTED BY

COSA *[Signature]*

12-13-01 (Date)

721 (Number)

If no plats are filed, plan will expire

On 6-19-01

1st plat filed on

**PAPE-DAWSON ENGINEERS**

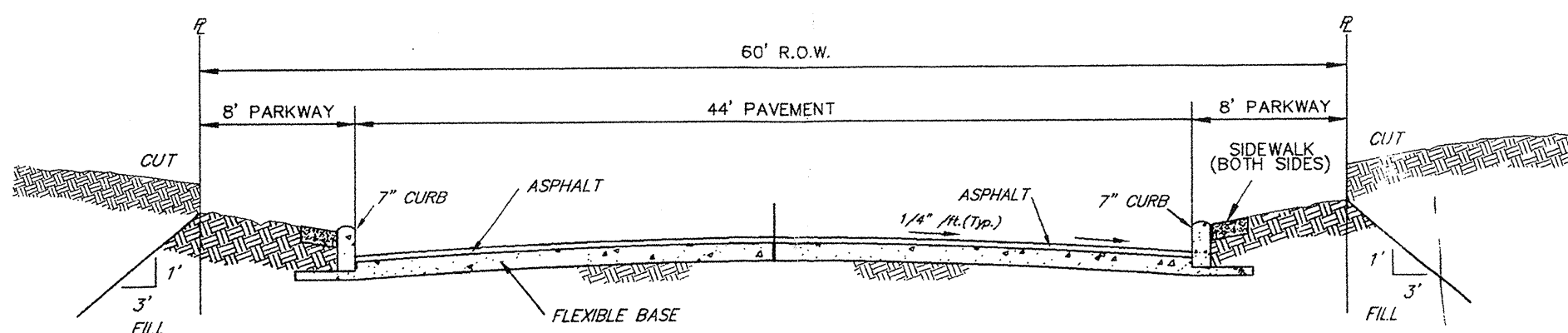
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

**DE LA VEGA**  
**P.O.A.D.P.**

JOB NO. 5020.01 DATE: 5/30/2001 (REVISED)

**NOTES:**

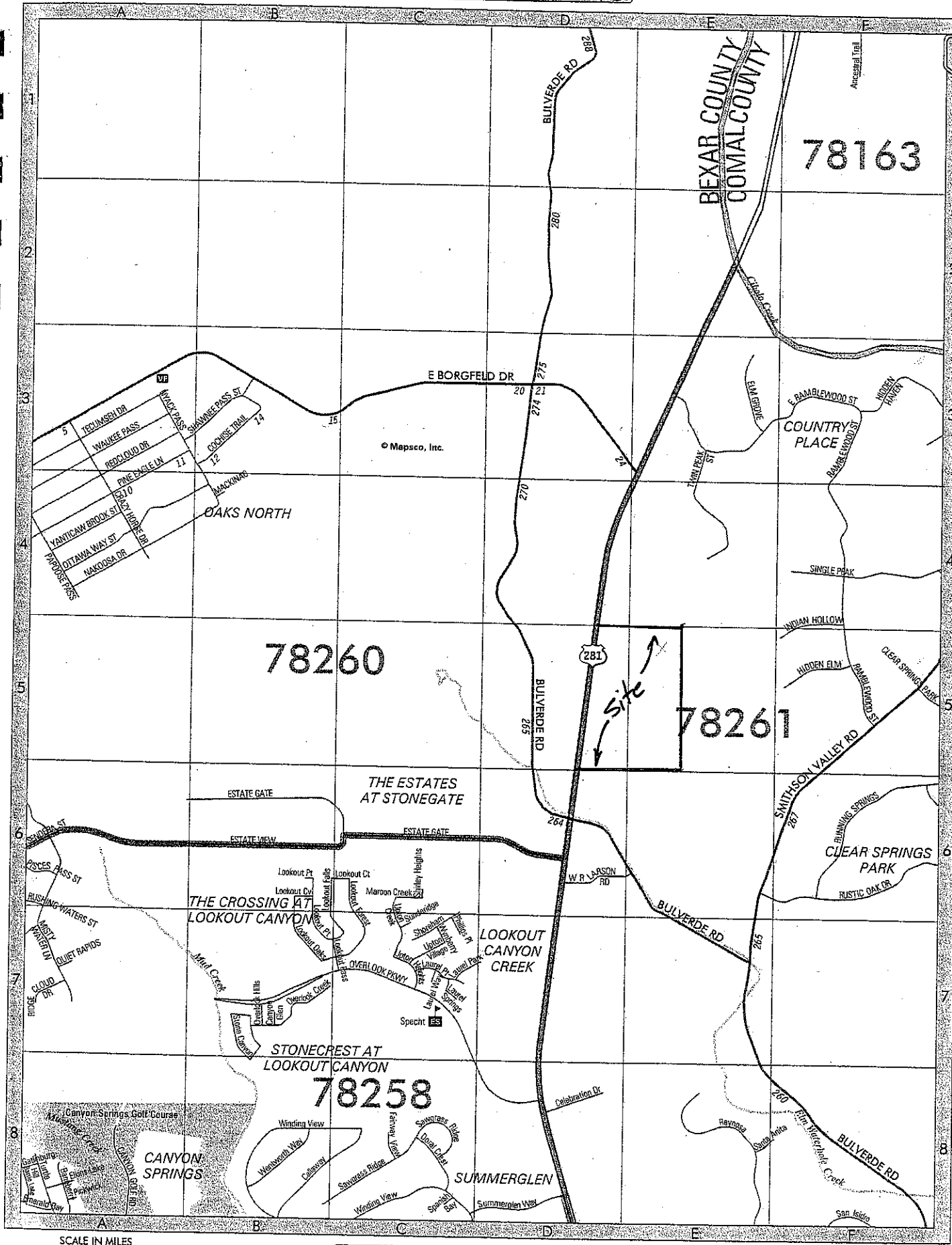
1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
7. ALL STREETS SHALL BE COLLECTOR STREETS UNLESS OTHERWISE SHOWN.



**COLLECTOR STREET SECTION**  
NOT-TO-SCALE

NOTE:  
FOR PAVEMENT DESIGN SECTION  
SEE GEOTECHNICAL ENGINEERING  
REPORT.

VRP# 03-06-73



451

CONTINUED ON MAP 452



City of San Antonio  
New  
Vested Rights Permit  
Application

Permit File: # 03-06-073  
Assigned by city staff

Date: June 4, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent Lloyd A. Denton, Jr. Phone: (210) 828-6131 Fax: (210) 828-6137  
Address: 11 Lynn Batts Lane, Suite #100, San Antonio, Texas Zip: 78218  
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax (210) 545-9302  
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: DE LA VEGA POADP
2. Site location or address of Project: About 1/2 mile north from the intersection of 281 N. and  
Bulverde Road, being located on the east side of 281 N.
3. Council District OCL ETJ Yes Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*  
To provide Vested Rights for Single Family Residential lots, including a few  
commercial lots that will be platted.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. What is the date the applicant claims rights vested for this Project? December 31, 2001
6. What, if any, construction or related actions have taken place on the property since that date?  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

03 JUN -6 PM 4:14  
OFFICE OF DIRECTOR

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: N/A Date of Application \_\_\_\_\_  
 Permit Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: DeLaVega P.O.A.D.P. # 721

Date accepted: 12/31/01 Expiration Date: 06/14/03 MDP Size: 190.1 acres

• **P.U.D. PLAN**

Name: N/A # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Trinity Oaks , Unit-1 Plat # 030381 Acreage 34.4

Date submitted: 06/02/03 Expiration Date: 06/02/05

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: N/A Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval \_\_\_\_\_

Date: \_\_\_\_\_ Plat Recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

\_\_\_\_\_  
 \_\_\_\_\_

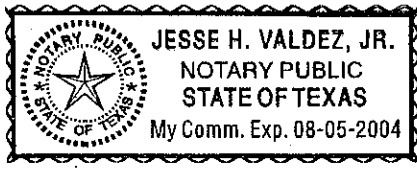
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

Permit File # 03-06-073

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Robert A. Liesman, P.E. Signature: [Signature] Date: 6-5-03

Sworn to and subscribed before me by Robert A. Liesman on this 5<sup>th</sup> day of June in the year 2003, to certify which witness by hand and seal of office.



[Signature]  
Notary Public, State of Texas

City of San Antonio use

Permit File: # \_\_\_\_\_ Assigned by city staff \_\_\_\_\_ Date: \_\_\_\_\_

☒ **Approved** *for project as shown on POAOP 721 as of 12/13/01*

☐ **Disapproved**

Review By: [Signature] Date: 6-26-03  
Assistant City Attorney

Comments: Please note that these rights will expire if pkt is not completed and filed with deed records in accordance with Chapter 35 of the city code





City of San Antonio  
Development Services  
Subdivision Section

# PLAT INFORMATION

Date Submitted: May 22, 2003 Plat ID Number: 030381

Plat Name: Trinity Oaks, Unit-1, PUD

Owner/Agent: Trinity Oaks, Inc. Phone: (210) 494-1941 Fax: \_\_\_\_\_

Address: 15114 Jones Maltsberger, San Antonio, Texas Zip Code: 78247

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

## BACKGROUND

- ☒ Major Plat ☐ Minor Plat ☐ Amending Plat ☐ Development Plat
- ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION
- Plat is associated with the development of a:
  - ☒ POADP: Y/N Name De La Vega # 721 Date Approved: 12/13/01
  - ☒ PUD: Y/N Name Trinity Oaks # \_\_\_\_\_ Date Approved: Not yet
- All Specific Uses Proposed: Single Family Residenital (restaurant, day care, warehouse, etc.)
- City Council District CT9 Ferguson Map Grid 451, D5 School District Comal I.S.D.
- Water Service: ☒ Saws ☐ Well ☐ Other Utility (name) \_\_\_\_\_
- Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name) \_\_\_\_\_
- Existing Zoning OCL Case # if new application is in process \_\_\_\_\_
- San Antonio City Limits - ☐ Yes ☒ No
- Edwards Aquifer Recharge zone? - ☐ Yes ☒ No
- Previous/existing land fill? - ☐ Yes ☒ No
- Parkland, greenbelts, or open space? Flood plain? - ☒ Yes ☐ No

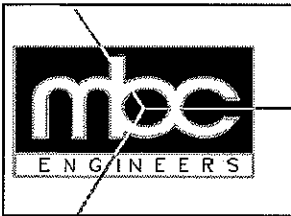
## PLATTED AREA

Streets ☒ Public ☒ Private total acreage 4.2992 (Public) Linear Ft 970 (Public)

Parks ☐ Public ☐ Private total acreage 4.8250 (Private) Linear Ft 2,430 (Private)

	Acres	Lots
Single-Family	17.7387	113
Non-Single Family	1.0426	1
Private Streets, Common Area, Open Space & Easements	4.9389	3
Drain/Permeable Areas	6.3711	
Public R.O.W.	4.2992	
<b>TOTAL ACREAGE</b>	<b>34.3905</b>	

RECEIVED  
03 JUN - 2 PM 3:00  
03 JUN - 6 PM 4:14  
SAN ANTONIO  
DEVELOPMENT  
SERVICES DIVISION

**MACINA • BOSE • COPELAND AND ASSOCIATES, INC.**

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

jessevaldez@mbcengineers.com

**To:** COMPREHENSIVE PLANNING**Project No.** 1 8570-1480**Date** June 6, 2003DBSC/ 2<sup>nd</sup> Floor

1901 S. ALAMO STREET

**Re:** DE LA VEGA POADP (VRP)**Attn:** MICHAEL HERRERA

GENTLEMEN:

WE ARE SENDING YOU ☒ **Attached** ☐ Under separate cover via \_\_\_\_\_ the following items.☐ Copy of Letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
		2	VESTED RIGHTS PERMIT APPLICATIONS
		2	LOCATION MAPS
		2	POADP Plans No. 721
		2	PLATS APPLICATIONS (I.D. # 030381)
		2	PLATS (I.D. #030381)
		1	CHECK (\$160.00)

THESE ARE TRANSMITTED as checked below:

- ☒ **For your approval** ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ \_\_\_\_\_

**REMARKS:**

Michael,

The Developer would like to get a Vested Rights Permit for the attached POADP. Attached are documents that will support the VRP request. If you have any questions just call us, thanks.

COPY TO: \_\_\_\_\_

  
JESSE H. VALDEZ, JR.

30-76/1140

REMITTANCE ADVICE


**MACINA BOSE COPELAND & ASSOC., INC.**  
1035 CENTRAL PARKWAY NORTH  
SAN ANTONIO, TX 78232  
(210) 545-1122

24853

PAY TO THE ORDER OF One hundred Sixty and 00/100 DOLLARS

CHECK  
AMOUNT

DATE	DESCRIPTION	CHECK NO.	CHECK AMOUNT
6/15/03	City of San Antonio VRR fee-18570	24853	\$ 160.00

VRR # 03-04-013

*[Signature]*



⑈024853⑈ ⑈1114000763⑈ ⑈10077755⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY